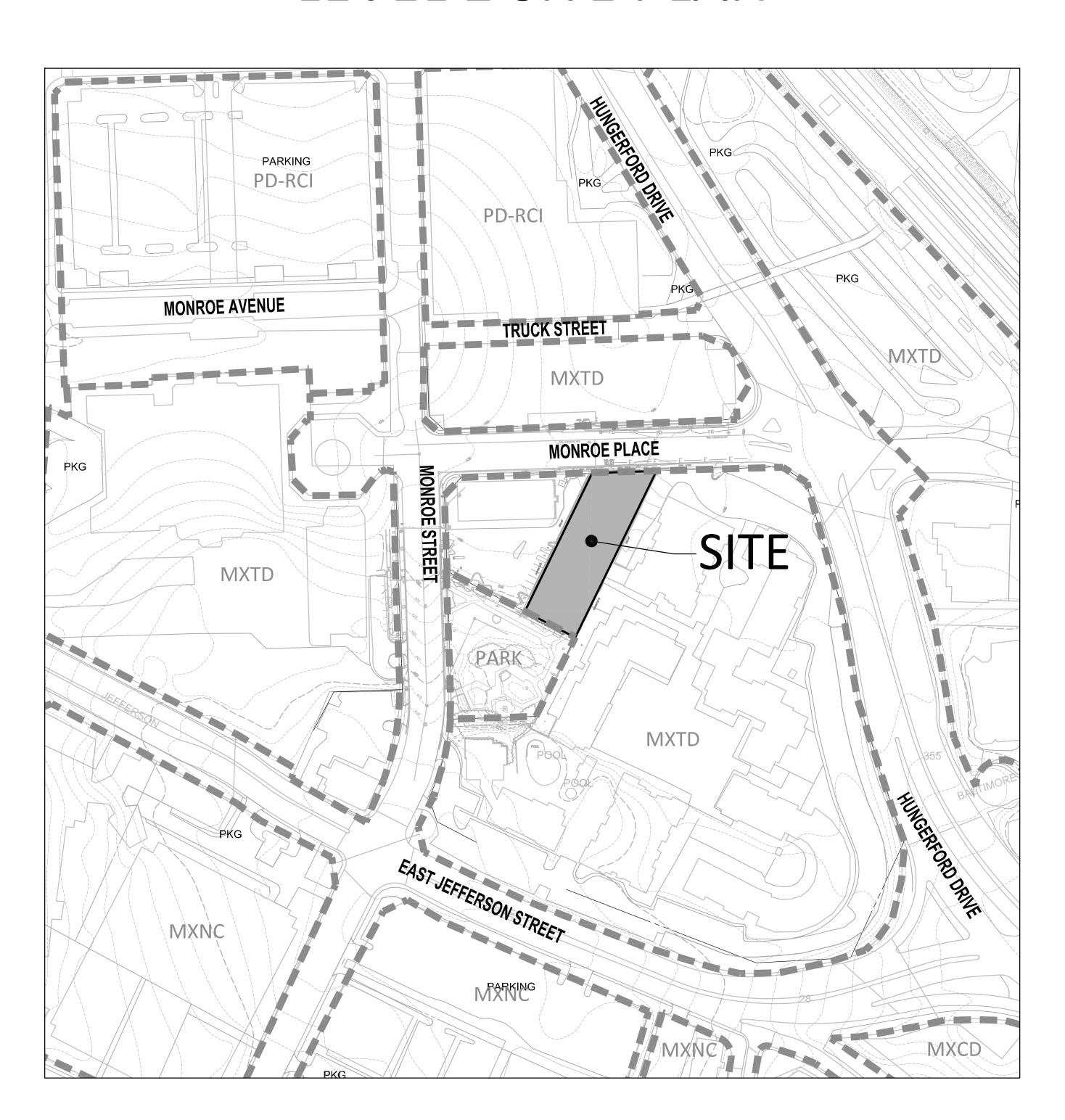
50 MONROE PLACE

LEVEL 2 SITE PLAN

| PROJECT DATA TABLE | | | |
|---|---|----------------------------|------------------|
| Property Description | | Parcel 401 | |
| Zone | | MXTD | |
| Existing Site Area | | 19,841 SF | 0.455 AC |
| PROPOSED USES | | Permitted / Required | Provided |
| Multi-Family Residential | | | |
| Housing for persons with disabilities | | | 18 du |
| Efficiency | | | 6 du |
| 1br units | | | 13 du |
| 2br units | | | 29 du |
| 3br units | | | 4 du |
| Total | | | 70 du |
| MPDU's (included in total above) | | 12.5% or 9 du | 63 du |
| Commercial / Institutional | | | |
| Restaurant, full service (coffee shop) | | | 1,372 SF |
| Charitable or philanthropic institution | | | 8,000 SF |
| Total Commercial / Institutional | | | 9,372 SF |
| Total Density | | | 82,500 SF |
| DEVELOPMENT STANDARD (Sec 25.13.05) | | Permitted / Required | Provided |
| Building Setbacks | | | |
| (b) From any public street | | 0' | 7 |
| (c) From an adjoining lot | | Name 401-11-16 | |
| Side Rear ¹ | | None, 10' min. if provided | 10 |
| | | None, 10' min. if provided | 20 |
| Maximum Building Height | | 120' | 81 |
| Minimum Lot Width (at front lot line) | | 10' 2,976 SF | 92.2 3,000 SF |
| Open Area (min. 15%) Public Use Space (10% of required open area) | | 2,976 SF | 300 SF |
| PARKING (Sec 25.16.03) | Parking Rate | Permitted / Required | Provided |
| Dwelling Multiple-Unit | Furking Rule | Permitted / Required | Provided |
| Housing for persons with disabilities | 1 sp. per 3 du @ 18 du | 6.00 spaces | |
| Efficiency & 1BR | 1 sp. per du @ 19 du | 19.00 spaces | |
| 2 BR & 3BR | 1.5 sp. per du @ 37 du | 49.50 spaces | |
| Total | 1.5 sp. per da @ 57 da | 74.50 spaces | |
| Commercial | | • | |
| | 1 FO CF f | | |
| | 1 sp. per 50 SF of patron area (420 SF) + | | |
| Restaurant, full service (coffee shop) | 1 sp. per 80 SF outdoor | | |
| nestaurant, run service (cerree snep) | patron area (200 SF) + | | |
| | 1 sp. per 2 employees | 42.00 | |
| Institutional | | 12.90 spaces | |
| 91931-11-10-20-20-20-14-4-0-3-1-1-1-1 | 1 sp. per 2 employees | | |
| Charitable or philanthropic institution | @ 5 employees | 2.50 spaces | |
| Total (before reduction) | C | 89.90 spaces | |
| Transit Station Proximity Reduction (10%) | | 8.99 spaces | |
| Shared Use Reduction (10% of residential spaces) | | 7.45 spaces | |
| Total | | 74 spaces | 40 spaces |
| | | , | |
| Bicycle Parking | Parking Rate | Permitted / Required | Provided |
| Dwelling Multiple-Unit (persons w/ disabilities 18 | 3 du.) | | |
| Short Term | 1 sp. per 100 du | 1 space | |
| Long Term | 1 sp. per 50 du | 1 space | |
| Dwelling Multiple-Unit (52 du.) | | | |
| Short Term | 1 sp. per 50 du | 2 spaces | |
| Long Term | 1 sp. per 3 du | 18 spaces | |
| Restaurant, full service (coffee shop) | | | |
| Short Term | 2 sp. per 5,000 SF | 2 space | |
| Long Term | 2 sp. per 12,000 SF | 2 space | |
| Charitable or philanthropic institution | | | |
| Short Term | 2 sp. per 10,000 SF | 2 spaces | |
| Long Term | 2 sp. per 40,000 SF | 2 space | |
| Short Term Total | | 7 spaces | 8 spaces |
| Long Term Total | | 23 spaces | 28 spaces |

¹The setback from existing active recreation areas in parks is 20' per City of Rockville Environmental Guidelines.

³ 63 units are proposed to be affordable units, conforming to specific federal guidelines, in lieu of City of Rockville's MPDU





- THE SUBJECT PROPERTY IS 0.455 ACRES.
- THE PROPERTY IS ZONED MXTD.
- THE SITE IS LOCATED ON WSSC MAP 218NW07.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT
- BOUNDARY AND TOPOGRAPHIC DATA PREPARED BY VIKA
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE
- THERE ARE NO WETLANDS LOCATED ON THE SITE.

SHEET INDEX

GENERAL NOTES HARDSCAPE DETAILS

PLANT SCHEDULE LANDSCAPE DETAILS AND NOTES L-702

SCALE: 1" = 2000'

GENERAL NOTES

- MAP NO. GR342, WITH TAX ACCOUNT NO. 04-00144444.

- NRI/FSD # FTP2017-00015 WAS APPROVED ON 8/2/2017.
- A DRC FOR PAM2017-00101 WAS HELD ON 6/8/2017.

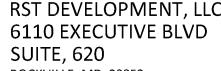
APPROVALS & RESOLUTIONS LEVEL 2 SITE PLAN **OPEN AREA EXHIBIT**

LANDSCAPE ARCHITECTURE

HARDSCAPE DETAILS LANDSCAPE PLAN

ARCHITECTURAL PLANS

A.101 FLOOR PLANS - PARKING P1 & LEVEL 1 FLOOR PLANS - LEVEL 2 & 3 - 5 (TYP.) FLOOR PLANS - LEVEL 6 - 7 & ROOF PLAN **ELEVATIONS** A.202 **ELEVATIONS** A.301 BUILDING SECTIONS



20251 CENTURY BOULEVARD SUITE #400 GERMANTOWN, MARYLAND 20874 FAX: (301) 916-2262 GERMANTOWN, MD. TYSONS, VA.

ROCKVILLE, MD, 20852 301-816-4243

M. SCOTT COPELAND scott@rstdevelopment.com

DESIGN CONSULTANTS

MTFA ARCHITECTURE 3200 LEE HWY ARLINGTON, VA 22207 703-524-6616 MICHAEL FOSTER

CIVIL ENGINEERS VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD GERMANTOWN MD, 20874 301.916.4100

BILL ROBINSON LANDSCAPE ARCHITECTS 6416 GROVEDALE DRIVE SUITE 100-A ALEXANDRIA, VA 22310

JOE PLUMPE

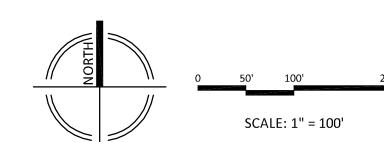


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. MICHAEL GOODMAN LICENSE No. 27721 EXPIRATION DATE JULY 19, 2018.

50 MONROE PLACE

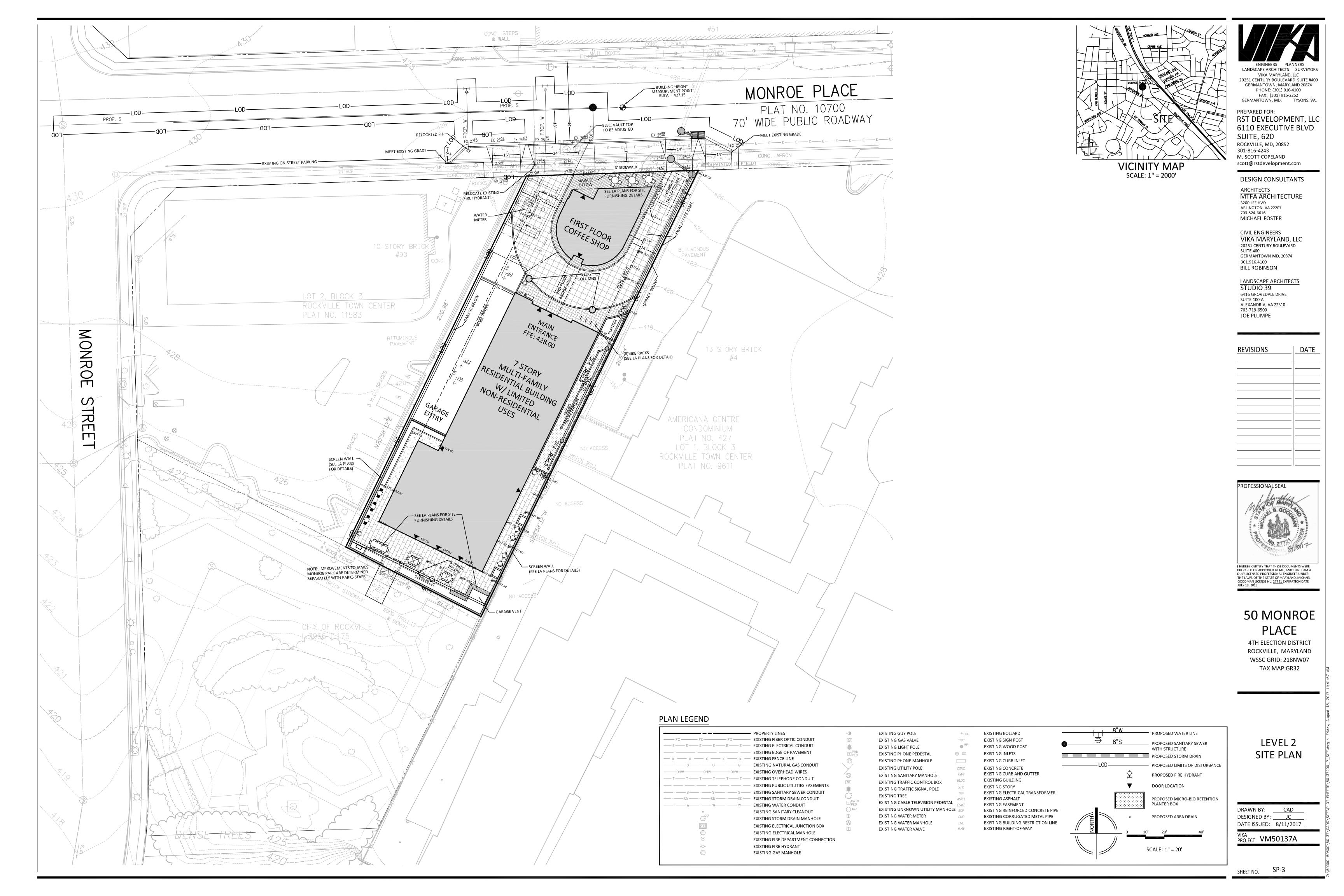
4TH ELECTION DISTRICT ROCKVILLE, MARYLAND WSSC GRID: 218NW07 TAX MAP:GR32

COVER SHEET

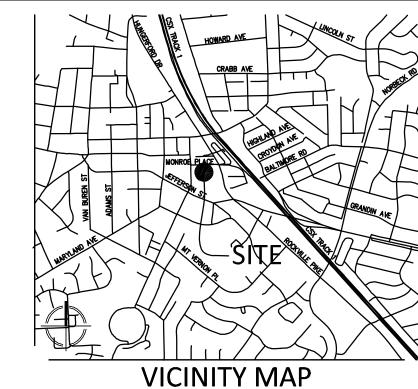


DRAWN BY: <u>CAD</u> DESIGNED BY: _____JC___ DATE ISSUED: <u>8/11/2017</u> PROJECT VM50137A

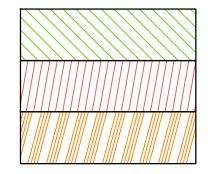
The underground parking structure is located within the 20' setback. ² Proposed waiver for reduction of required parking.







VICINITY MAP SCALE: 1" = 2000'



OPEN AREA: 3,000 SF.

PUBLIC OPEN SPACE: 300 SF.

POTENTIAL PRIVATE DINING SPACE

VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR: RST DEVELOPMENT, LLC 6110 EXECUTIVE BLVD

SUITE, 620 ROCKVILLE, MD, 20852 301-816-4243 M. SCOTT COPELAND

scott@rstdevelopment.com

DESIGN CONSULTANTS

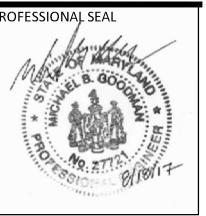
ARCHITECTS
MTFA ARCHITECTURE

3200 LEE HWY ARLINGTON, VA 22207 703-524-6616 MICHAEL FOSTER

CIVIL ENGINEERS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 BILL ROBINSON

LANDSCAPE ARCHITECTS
STUDIO 39
6416 GROVEDALE DRIVE
SUITE 100-A
ALEXANDRIA, VA 22310
703-719-6500 JOE PLUMPE

| EVISIONS | DATE |
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50 MONROE **PLACE**

4TH ELECTION DISTRICT ROCKVILLE, MARYLAND WSSC GRID: 218NW07 TAX MAP:GR32

> OPEN AREA **EXHIBIT**

DRAWN BY: CAD
DESIGNED BY: JC
DATE ISSUED: 8/11/2017

VIKA PROJECT VM50137A

SHEET NO. SP-4